BILL GARRETT, Davidson County
Trans:T20140049663 DEEDWARR
Recvd: 07/11/14 12:41 2 pgs
Fees:13.00 Taxes:295.63
20140711-0061283

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Manuel Antonio Zelaya Ayala
Adaly Josefa Perez
4908 Barclay Square Drive
Antioch, TN 37013

MORTGAGEE

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP149-05-0
PARCEL 108.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Forrest Mathis, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Manuel ~~Antonio~~ Zelaya Ayala and Adaly Josefa Perez,** husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 128 on the plat of Section One, Terragon Trails, of record in Book 4860, Page 61 and as amended in Book 5066, Page 836 and in Book 5126, Page 996, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Forrest Mathis by Substitute Trustee's Deed from J.Phillip Jones, Substitute Trustee, dated April 18, 2014, filed for record in Instrument Number 20140425-0035035, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4967, Page 406 and Book 5066, Page 836; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 4860, Page 61, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **4908 Barclay Square Drive Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all

persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of July, 2014.

Forrest Mathis

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Forrest Mathis, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of July, 2014.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.14

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $79,900.00.

AFFIANT

Subscribed and sworn to before me this 8th day of July, 2014.

NOTARY PUBLIC

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8/16/14